



 4  3  1 EPC E

Freehold £325,000

66 Burcott Road  
Wells  
BA5 2EQ

**COOPER  
AND  
TANNER**



# 66 Burcott Road

## Wells

### BA5 2EQ

 4  3  1 EPC E

## £325,000 Freehold

### DESCRIPTION

A four bedroom end of terrace period property within close proximity to the centre of Wells with period features, gardens, side access. Offered with the market with no onward chain.

The property has been extended over the years and now would benefit from updating and renovating throughout.

Upon entering the house is an entrance hall leading through to a sitting room with a bay to the front of the house and a gas fire as the focal point. A further reception room features storage and a brick chimney with shelves either side. The kitchen has an array of units, electric double oven, gas hob and larder style cupboard. Adjacent to the kitchen is the dining room with sliding doors out to the patio and gardens.

To the first floor are two bedrooms, a large landing which could be used as an office area and the family bathroom with a large corner bath, toilet, wash basin and storage.

The second floor features two further bedrooms and a WC with wash hand basin.

### OUTSIDE

To the side of the house are gates leading to the rear garden. The garden features a pond, an array of trees, shrubs, bushes and an area of lawn. A paved patio provides a perfect area for outside dining and entertaining. A workshop and summer house in the garden provides extra storage. A gate at the rear also provides access into the garden.

### AGENTS NOTE:

To the rear, there is a right of access to the neighbouring property.

### LOCATION

The picturesque City of Wells offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both primary and secondary state schools. There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School.

For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only twelve miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 20 miles away and easily accessible.

### VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

### DIRECTIONS

From the Wells office, in Broad Street, continue along Priory Road to the roundabout. At the roundabout take the third exit onto Strawberry Way (passing Lidl on your right). At the traffic lights turn left into Burcott Road. Continue for approx. 200 metres and number 66 can be found on your right.

REF:WELJAT18032026

#### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** C

**Heating:** Gas central heating

**Services:** Mains drainage, water, gas & electricity.

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



#### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



#### Nearest Schools

- Wells

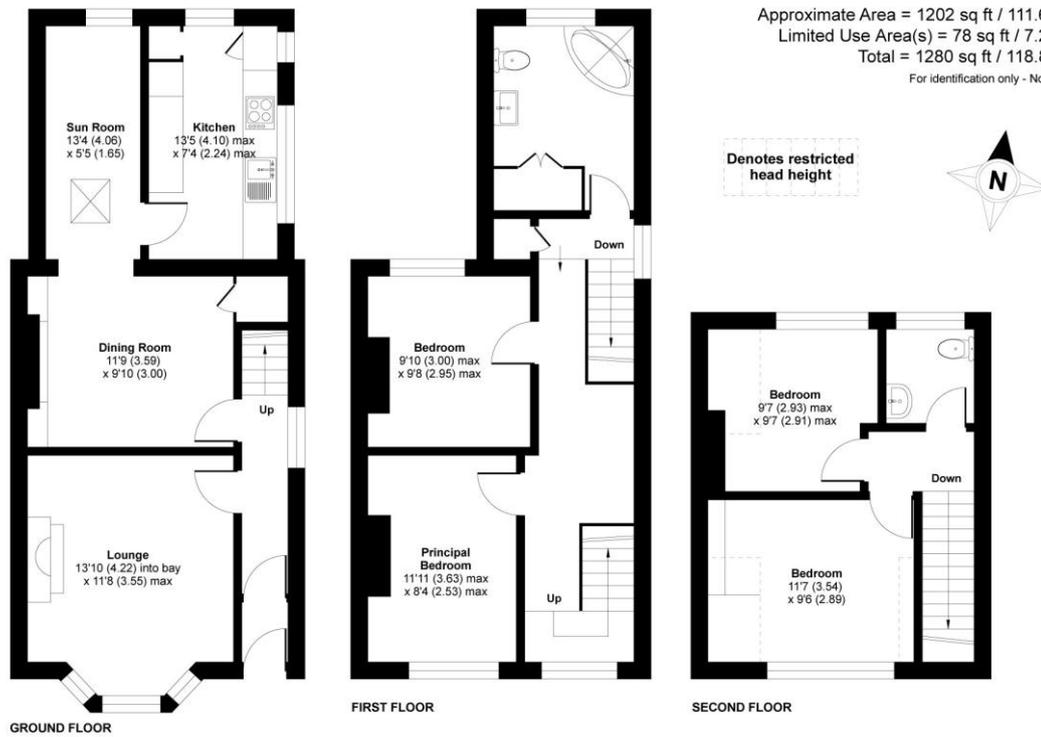
# Burcott Road, Wells, BA5

Approximate Area = 1202 sq ft / 111.6 sq m

Limited Use Area(s) = 78 sq ft / 7.2 sq m

Total = 1280 sq ft / 118.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecomm 2025. Produced for Cooper and Tanner. REF: 1431162.



**WELLS OFFICE**  
 telephone 01749 676524  
 19 Broad Street, Wells, Somerset BA5 2DJ  
[wells@cooperandtanner.co.uk](mailto:wells@cooperandtanner.co.uk)



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